

1 DIANA S. EBRON, ESQ.
2 Nevada Bar No. 10580
3 E-mail: diana@kgelegal.com
4 JACQUELINE A. GILBERT, ESQ.
5 Nevada Bar No. 10593
6 E-mail: jackie@kgelegal.com
7 KAREN L. HANKS, ESQ.
8 Nevada Bar No. 9578
9 E-mail: karen@kgelegal.com
10 KIM GILBERT EBRON
11 7625 Dean Martin Drive, Suite 110
12 Las Vegas, Nevada 89139
13 Telephone: (702) 485-3300
14 Facsimile: (702) 485-3301
15 *Attorneys for SFR Investments Pool 1, LLC*

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 BANK OF NEW YORK MELLON, FKA
12 BANK OF NEW YORK, AS TRUSTEE FOR
13 THE CERTIFICATEHOLDERS OF THE
14 CWALT, INC., ALTERNATIVE LOAN
15 TRUST 2007-AO8 MORTGAGE PASS-
16 THROUGH CERTIFICATES, SERIES 2007-
17 AO8,
18 Plaintiff,

19 vs.

20 TERRA BELLA OWNERS ASSOCIATION,
21 INC.; SFR INVESTMENTS POOL 1, LLC;
22 HAMPTON & HAMPTONCOLLECTIONS
23 LLC,
24 Defendants.

25 **SFR INVESTMENTS POOL 1, LLC, a**
26 **Nevada limited liability company,**

27 **Counter/Cross- Claimant,**

28 vs.

29 BANK OF NEW YORK MELLON, FKA
30 BANK OF NEW YORK, AS TRUSTEE FOR
31 THE CERTIFICATEHOLDERS OF THE
32 CWALT, INC., ALTERNATIVE LOAN
33 TRUST 2007-AO8 MORTGAGE PASS-
34 THROUGH CERTIFICATES, SERIES 2007-
35 AO8; JOHN P. FERRARO, an individual; and
36 MARCHELLA M. FERRARO, an individual,

37 **Counter/Cross- Defendants.**

Case No. 2:16-cv-00654-APG-DJA

**JUDGMENT BY DEFAULT AGAINST
JOHN P. FERRARO AND MARCHELLA
M. FERRARO**

KIM GILBERT EBRON
7625 DEAN MARTIN DRIVE, SUITE 110
LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301

1 **JUDGMENT BY DEFAULT AGAINST JOHN P. FERRARO**
2 **AND MARCHELLA M. FERRARO**

3 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Motion for
4 Judgment by Default against John P. Ferraro and Marchella M. Ferraro ("The Ferraros" or "Cross-
5 Defendants"). Having considered the motion, including the declarations attached thereto, the Court
6 makes the following findings of fact and conclusions of law:

7 1. On June 13, 2016, SFR filed a Cross-Claim [ECF No. 32] for quiet title and injunctive
8 relief against the Ferraros, relating to real property located at **9501 Canyon Hollow Avenue, Las**
Vegas, Nevada 89149; Parcel No. 125-18-710-013 ("the Property").

9 2. The Ferraros failed to answer the complaint within the 21-day time limit set forth in FRCP
10 12. The Clerk of the Court appropriately entered a default against the Ferraros on January 10, 2020.

11 3. The Ferraros are not incompetent, infants, or serving in the United States military.

12 4. SFR submitted credible evidence in support of its motion in the form of documents
13 obtained from the Official Records of the Clark County Recorder and declarations made under
14 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against
15 Abelson.

16 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and
17 made the foregoing findings of fact and conclusions of law, and finding good cause,

18 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendants, John P. Ferraro
19 and Marchella M. Ferraro, any successors and assigns, have no right, title or interest in the Property
20 and that SFR is the rightful title owner.

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(702) 485-3300 FAX (702) 485-3301

1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against,
2 or the defenses of, any other party to this case.

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4 
5 UNITED STATES DISTRICT COURT JUDGE

6 Dated: June 2, 2020.
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8 *Respectfully submitted by:*

9 **KIM GILBERT EBRON**

10 /s/ Jason G. Martinez
11 JASON G. MARTINEZ, Esq.
Nevada Bar No. 13375
7625 Dean Martin Dr., Ste. 110
Las Vegas, NV 89139
Attorneys for SFR Investments Pool 1, LLC

12 DATED this 24th day of April, 2020.
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LAS VEGAS, NEVADA 89139
(702) 485-3300 FAX (702) 485-3301